

REPORT - PLANNING COMMISSION MEETING
October 27, 2005

Project Name and Number: Temporary Fire Station #1 (PLN2006-00099)

Applicant: City of Fremont

Proposal: To consider a conditional use permit for a temporary fire station for use during the seismic retrofit of the permanent Fire Station #1 building.

Recommended Action: Approve, based on findings and subject to conditions.

Location: 39183 State Street in the Central Planning Area

Assessor Parcel Number: 501-1130-16-2; 501-1130-16-1

Area: 0.77 acres

Owner: City of Fremont

Agent of Applicant: Bruce Martin, Fire Chief; Ron Kalkbrenner, Project Manager

Environmental Review: This project is categorically exempt from CEQA review per Section 15303, new Construction or Conversion of Structures.

Existing General Plan: Central Business District

Existing Zoning: CBD Central Business District

Existing Land Use: Vacant

Public Hearing Notice: A total of 198 notices were mailed to owners and occupants of property within 500 feet of the site on the following streets: State Street, Beacon Avenue, Mowry Avenue, Fremont Boulevard, Mount Vernon, Liberty street, and Capitol Avenue. The notices to owners and occupants were mailed on October 17, 2005. A Public Hearing Notice was delivered to The Argus on October 10, 2005 to be published by October 13, 2005.

Executive Summary: The applicant requests a conditional use permit for a temporary fire station for use during the seismic retrofit of the permanent Fire Station #1 building located at Mowry Avenue and Argonaut Way. The temporary facility would consist of a 1,440 square foot modular building for crew quarters and a 1,350 square foot sprung membrane structure for the fire engine. It is expected the structures will be in place for a period of 16 months and occupied for 12 of those months.

Background and Previous Actions: In November 2002, a Fire Safety Bond measure was approved by 74% of the voters of Fremont. The \$51 million Fire Safety Bond will fund land acquisition and construction of three new fire stations, seismic retrofit of the remaining stations, and a public safety training center.

Project Description: The City of Fremont is requesting approval of a conditional use permit for a temporary fire station for use during the seismic retrofit of the permanent Fire Station #1 (Mowry Avenue and Argonaut Way) building. The proposed site is a parcel approximately 0.77 acres (33,600 square feet) in size and will use driveway access from the adjoining larger vacant parcel. Both parcels are owned by the City of Fremont. The proposed facilities include

- a double wide 1,440 square-foot trailer with accessibility ramp
- a 1,350 fabric structure by Sprung for protection of the fire apparatus
- a small emergency back-up generator

The proposed facilities are being relocated from Temporary Fire Station # 7 near Grimmer and Auto Mall Parkway. The trailer is used as the office and living space for the three on duty personnel. The fabric structure is utilized as the garage space for the Fire Engine. The current schedule calls for installation of the temporary facilities in the first quarter of 2006 after the completion of Fire Station # 7 renovations. The facilities will be placed into operation when construction starts on Fire Station # 1 in April 2006, and will be operating temporarily for about one year. The project site is located in an area with existing commercial development on all sides of the site. Operations during the Art and Wine Festival will be relocated for that weekend. The proposed site is also the location of the Capitol Avenue project but is not expected to conflict with possible future construction. Upon completion of the seismic retrofit of the permanent Fire Station #1 in the second quarter of 2007, the temporary facilities will be removed.

PROJECT ANALYSIS:

General Plan Conformance: The existing General Plan land use designation for the project site is Commercial Central Business District. The proposed project site is close to the permanent station and is expected to serve the same area. The proposed project implements the following General Plan Health and Safety Goals and Objectives:

Fundamental Goals of the General Plan:

Goal F-10: PUBLIC SERVICES RESPONSIBLY MANAGED AND EQUITABLY DISTRIBUTED THROUGHOUT THE CITY.

Public services must continue to be equitably distributed throughout the city. To the maximum degree feasible, all areas should be equally served by parks, fire stations, libraries, and other public facilities and services.

Health and Safety Goals and Policies:

Objective HS 4.1:	Development locations and standards which limit the potential health and safety risks, and the risks of severe economic loss due to fire hazards.
Policy HS 4.1.1:	Provide an adequate level of fire equipment and personnel to protect the community.
Implementation 1:	Continue to implement plan for improving fire service through expansion to 11 stations, movement of stations and other improvements.
Objective HS 5.1:	Maximum feasible achievement of a five minute 30 second response time for areas where response time for areas where response time is identified as achievable.
Policy HS 5.1.2:	Consider improvements in services and facilities to provide maximum feasible achievement of a five minute 30 second response within the City.

The implementation measures for the cited goals and objectives include improvements in services and facilities to provide a maximum feasible achievement of a five minute 30 second response time within the City. The proposed temporary fire station does implement the above stated General Plan goals by continuing fire response services during the seismic retrofit of the permanent Fire Station #1. The zoning designation of the project site is CBD Central Business District. A public use such as a fire station is subject to a conditional use permit. The proposed project is in conformance with the General Plan and Zoning district.

Architecture: The proposed modular building is subject to review in accordance with the recently adopted design standards for modular buildings. The proposed structure is painted in neutral colors and with an exterior finish similar to stucco. Screening at the foundation of the structure is recommended and will be designed to read as the 'base' of the building. The stressed membrane structure is constructed of extruded aluminum arches integrally connected to a highly tensioned all-weather outer membrane that is flame retardant. This type of stressed membrane structure has been used for temporary applications such as disaster relief, warehousing, or exhibitions in a wide variety of climates. The proposed membrane structure is slightly under sixteen feet in height. The P.V.C. coated polyester scrim outer membrane is beige in color. Further information regarding the stressed membrane structure may be found at one provider's Internet home page www.sprung.com.

ENVIRONMENTAL ANALYSIS: This project is categorically exempt from CEQA review per Section 15303, new Construction or Conversion of Structures.

Response from Agencies and Organizations: No response has been received at the time of preparation of this report.

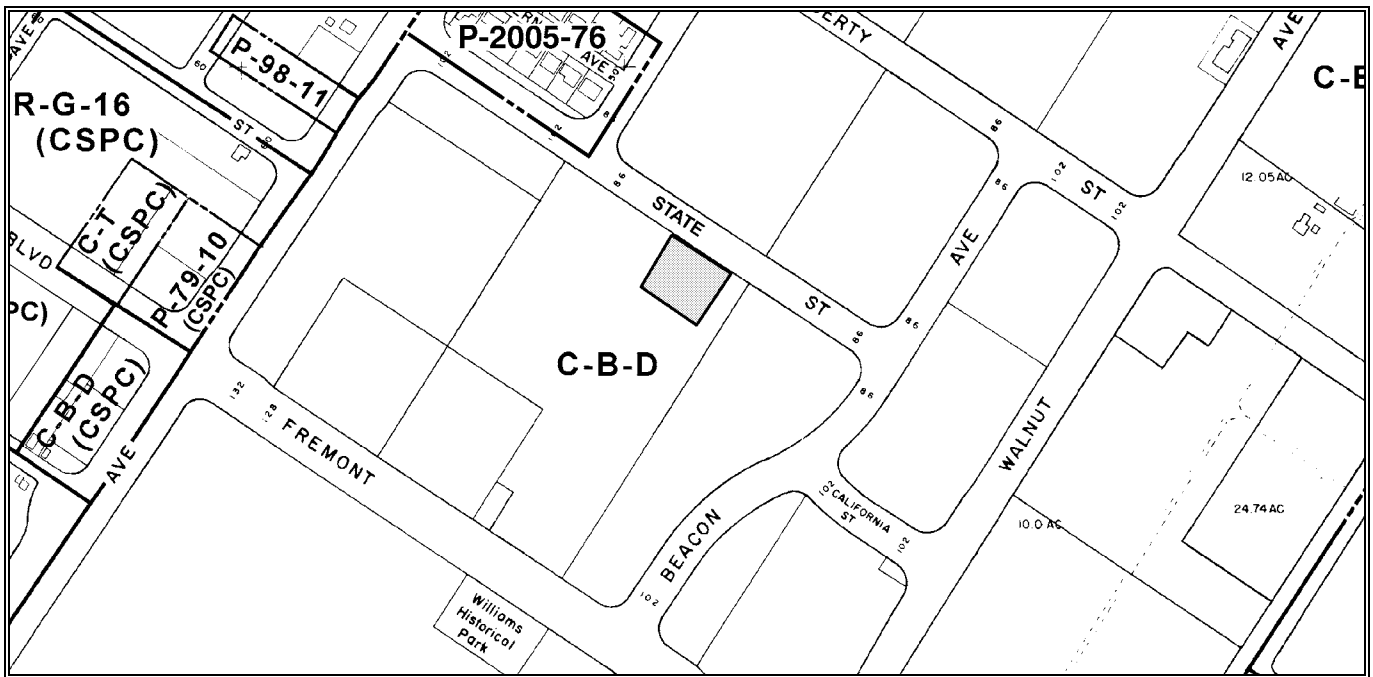
ENCLOSURES: Exhibit "A" (Site Plan, Elevations and Floor Plans)
Applicant letter

EXHIBITS: Exhibit "A" (Site Plan, Elevations and Floor Plans)
Exhibit "B" (Findings and Conditions of Approval)

Recommended Actions:

1. Hold public hearing.
2. Find that PLN2006-00099 is in conformance with the relevant provisions contained in the City's existing General Plan. These provisions include the designations, goals and policies set forth in the General Plan's Fundamental Goals and Health and Safety Chapters hereby adopted by reference.
3. Find that PLN2006-00099, as per Exhibit "B", fulfills the applicable requirements set forth in the Fremont Municipal Code.
4. Approve PLN2006-00099, as shown on Exhibit "A", based upon the findings and subject to the conditions of approval set forth in Exhibit "B".

Existing Zoning
Shaded Area represents the Project Site



Existing General Plan

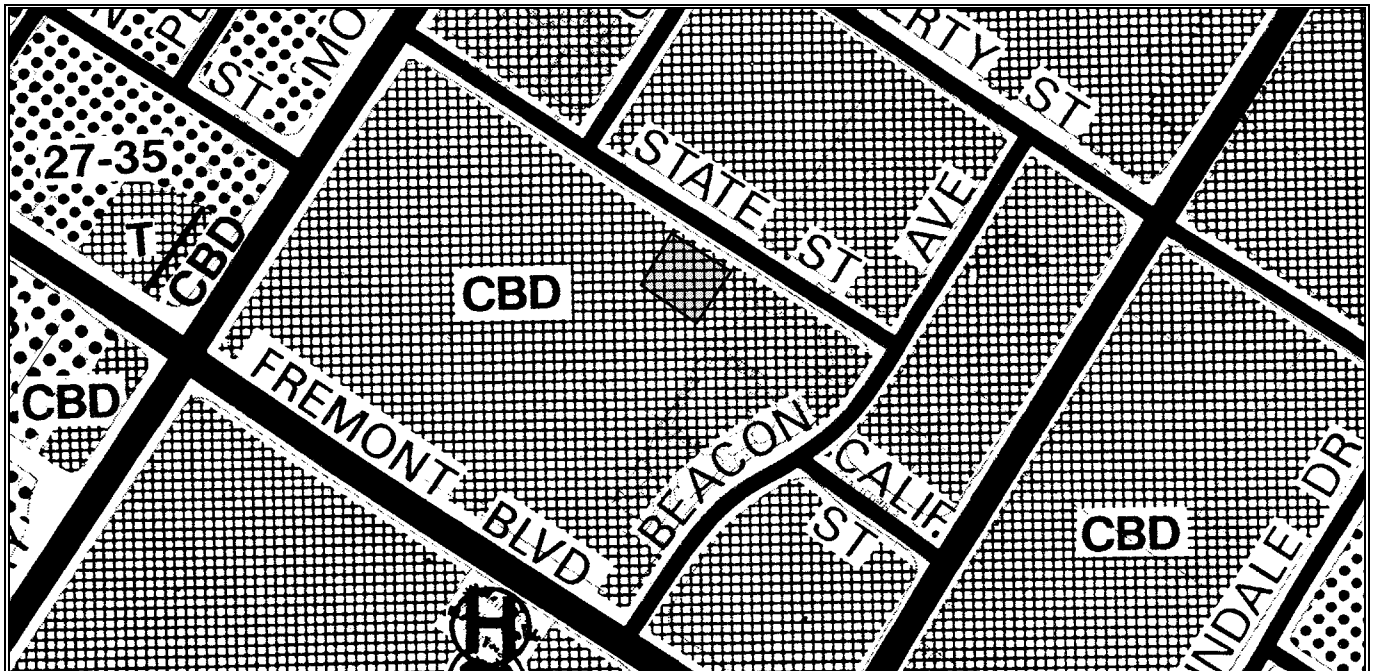


EXHIBIT "B"
Temporary Fire Station #1 (PLN 2006-00099)

FINDINGS

The findings below are made on the basis of information contained in the staff report to the Planning Commission and public hearing of October 27, 2005, incorporated hereby.

1. The use is consistent with the General Plan designation for the site since the land use -- a fire station -- is a permissible use, and is conditionally permitted on property designated as Central Business District in the General Plan.
2. The use would not have a substantial adverse effect on vehicular (including bicycle) or pedestrian circulation or safety, on transit accessibility, or on the planned level of service of the street system or other public facilities or services, because all roadway improvements adjacent to the project site have been completed or will be completed with this project. Sufficient parking is provided, and points of ingress-egress are properly located.
3. The use would not have a substantial adverse economic effect on nearby uses because the public service provided will enhance the safety of surrounding businesses and persons.
4. The use would not be detrimental to the general welfare of persons residing in the immediate vicinity, the neighborhood, or the community at large because the facility is properly regulated and is designed to limit impacts on surrounding neighbors.
5. The use is compatible with existing and proposed development within the district and its surroundings because the fire station is designed in conformance with Building and Fire Code and Health Code requirements. The use is regulated by conditions of approval to be compatible with adjacent commercial uses.
6. The design of the project is compatible with existing and proposed development within the district and its surroundings because the proposed project is properly located on a developed site.
7. All public improvements or facilities required as a part of this approval are directly attributable to the proposed development, and are required for reasons related to public health, safety and welfare.

CONDITIONS

1. Approval of PLN 2006-00099 for a conditional use permit for a temporary fire station for a period of eighteen months shall conform to Exhibit "A" and all conditions of approval set forth herein. Extensions of time beyond eighteen months from issuance of use permit are subject to review by Community Development Director.
2. Applicant shall submit appropriate plans and documents to City of Fremont Development Organization section for review to insure conformance with relevant codes, policies, and other requirements of the Fremont Municipal Code.
3. The proposed modular building is subject to review in accordance with the recently adopted design standards for modular buildings. Screening at the foundation of the structure is required.
4. The project design will adhere to appropriate standards for commercial development regarding circulation, attendant drainage, and landscaping emphasizing storm water Best Management Practices (BMP), and will comply with the goals of the Alameda County Urban Storm Water Runoff Program. The proposed structure shall be reinforced in compliance with the applicable Seismic Safety Code to resist settlement and ground failure in the event of an earthquake.
5. An approved automatic fire extinguishing system (AFES) is required subject to approval of the Fire Department.

6. Minor modifications to the conditional use permit consistent with Title IV, Chapter 7 of the Fremont Municipal Code may be made subject to review and approval of the Community Development Director if such modifications are in keeping with the intent of the original approval. If the Community Development Director finds evidence that conditions of approval have not been fulfilled or that the use or uses has or have resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director may refer the use permit to the Planning Commission for review. If, upon such review, the Commission finds that any of the results above have occurred, the Commission may modify or revoke the use permit.
7. Any construction activities related to this project shall be limited to the following hours:
 - 7 a.m. to 7 p.m. Monday through Friday
 - 9 a.m. to 6 p.m. Saturday and Sunday

Failure to comply with the above construction hours will lead to withholding of inspections.